

## Narrative Information Sheet

1. Applicant Identification Waterbury Development Corporation  
83 Bank Street, Third Floor  
Waterbury, CT 06702
  
2. Funding Requested
  - a. Grant Type: Single Site Cleanup
  - b. Federal Funds Requested:
    - i. \$500,000
    - ii. Waterbury Development Corporation is not requesting a cost share waiver
  - c. Contamination: Hazardous substances
  
3. Location
  - a. City: Waterbury
  - b. County: New Haven County
  - c. State: State of Connecticut
  
4. Property Information Former Risdon Property  
2100 South Main Street  
Waterbury, Connecticut 06706
  
5. Contacts
  - a. Project Director: Santiago Bolanos  
203.346.2607 ext. 7284  
[bolanos@wdconline.org](mailto:bolanos@wdconline.org)  
Waterbury Development Corporation  
83 Bank Street, Third Floor  
Waterbury, CT 06702
  
  - b. Chief Executive: James Nardoizzi, Interim CEO  
203.346.2607 ext. 7277  
[nardozi@wdconline.org](mailto:nardozi@wdconline.org)  
Waterbury Development Corporation  
83 Bank Street, Third Floor  
Waterbury, CT 06702
  
6. Population: 110,366 (City of Waterbury, 2010 Decennial Census)

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7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory	N/A
The proposed brownfield sites(s) is impacted by mine-scarred land	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation	N/A
The proposed site is adjacent to a body of water	Pg. 4
The proposed site(s) is in a federally designated flood plain	Pg. 4
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal power; or any energy efficiency improvement projects	N/A

8. Letter from the State or Tribal Environmental Authority

A letter from the Connecticut Department of Energy and Environmental Protection is attached (Schedule 1)

January 3, 2019

Mr. James Nardoizzi, Interim CEO  
Waterbury Development Corporation  
83 Bank St., 3<sup>rd</sup> floor  
Waterbury, CT 06702

Re: State Acknowledgement Letter for EPA Brownfields Cleanup Grant for FY 19

Dear Mr. Nardoizzi:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that Waterbury Development Corporation intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant for Federal Fiscal Year 2019. Waterbury Development Corporation plans to use the grant funding to clean up hazardous substances at the former Risdon property at 2100 South Main Street in Waterbury.

Cleanup work funded by an EPA grant must be performed in one of Connecticut's formal remediation programs, including among others the Voluntary Remediation Program pursuant to CGS § 22a-133x, the Property Transfer Program, (if applicable) pursuant to CGS §22a-134, the Urban Sites Remedial Action Program pursuant to CGS §22a-133m, or the Brownfields Remediation and Revitalization Program pursuant to CGS §32-769.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on DEEP's web site at [http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav\\_GID=1626](http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav_GID=1626).

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at [mark.lewis@ct.gov](mailto:mark.lewis@ct.gov). Good luck with your application.

Sincerely,



Mark R. Lewis  
Brownfields Coordinator  
Office of Constituent Affairs & Land Management

c: Ms. Dorrie Paar, EPA (via e- mail)

Mr. Max Tanguay- Colucci, Naugatuck Valley Council of Governments (via e- mail)

Mr. Santiago Bolanos, Waterbury Development Corp. (via e- mail)

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target Area and Brownfields**

#### **i. Background and Description of Target Area**

Waterbury is the largest city in northwest Connecticut. It is also the largest city in the Naugatuck Valley, a dense series of working-class communities sprouted along Metro North Railroad seventy miles northwest of New York City. The largest metals manufacturing plants in New England were situated along the Naugatuck River here in Waterbury. As featured in Ken Burns' documentary *The War*, the Naugatuck Valley manufactured more than a third of the nation's brass by 1920.

Having played its role as one of the nation's primary producers of ammunition during World War Two, manufacturing in Waterbury fell away dramatically after 1950. The monolithic structures of the metals industry lingered, as did the industry's pungent past. The Great Flood of 1955 solidified the ensuing economic collapse. The "Report of the Connecticut Flood Recovery Committee" (CT State Library) documents over 3,100 residences were destroyed or suffered major damage state-wide, along with commercial and industrial losses in excess of \$134 million dollars (roughly \$1.25 billion in today's dollars according to the BLS CPI Inflation Calculator). As waters rose, pollutants spread far beyond the Naugatuck River and its tributaries. Environmental site investigations conducted in the last two decades have demonstrated city-wide impacts associated with historical flooding.

Left underemployed and structurally fragmented, recovery from industry closures and the Great Flood was painful. Real estate values in urban areas remain artificially low, associated in large-part with the prevalence of contamination. The region is steep and hilly. The cleanest areas are unbuildable and the buildable areas are uninhabitable. Dozens of otherwise valuable acres are under lock and key to protect public health and safety. Divestment spirals downward, rendering even sites with minimal contamination un-bankable. These challenges are magnified many times on sites with a heavy metals manufacturing legacy. These same sites stand next door to some of the densest communities in the State.

Waterbury is home to as many people as ever. Population growth is slow, but steady. The city's many neighborhoods are the youngest on-average region-wide. Waterbury is one of the most affordable cities in New England. As such, new migrants arrive each year. Our most challenged and most affordable areas thereby are home to those of us with the least money and, historically, the least political agency. The South Main Street corridor target-area is no exception. The 1.5 mile long stretch begins outside downtown, at the intersection of the heavily traveled Interstate 84 viaduct. Three and four story apartments line the main street, branching off into neighborhoods of aging two and three family homes. These are some of the oldest buildings in the region, still standing as a result of sheer will and accumulated "make-do" repairs. The familiar dangers of lead poisoning and electrical fires are exacerbated by the looming presence of massive monuments to the once booming metals industry. The South Main Street corridor target-area has long been a priority for the City, but the extent and depth of the area's challenges will require significant investment for years to come. This \$500,000 EPA cleanup grant will completely fill a funding gap we have for remediation at 2100 South Main Street. Although a majority of clean-up activities were completed through state funding, we will be unable to bring the site through to reuse without EPA's assistance.

#### **ii. Description of Brownfield Site**



2100 South Main Street is a 3.38 acre site located at the southern end of the South Main Street corridor. This portion of the corridor is largely commercial and industrial, about one-mile from the center of Waterbury's South End neighborhood. A majority of the site is located in a FEMA AE flood zone less than two hundred fifty feet from the Naugatuck River. The southeastern portion of the site is low wetlands. Upgradient to the wetlands, a stone dam allows water to flow from Mill Pond toward the former brick warehouse structure through a culvert. This water empties into the nearby Naugatuck River.

Most of the structures, which occupied approximately 60% of the site, had been destroyed irreparably by fire in December, 2016. The City and Waterbury Development Corporation worked diligently to clear as much of the site as funding allowed. Most of the structures were demolished down to the concrete slabs, removing debris for off-site disposal. A Phase I report completed in 2018 revealed nineteen (19) Recognized Environmental Conditions. These include: three (3) former metal hydroxide sludge lagoons, three aboveground storage tanks, a former 1,200 gallon neutralization tank, multiple drum storage areas, former plating area, various USTs, and a brick garage. The subsequent limited Phase II assessment discovered VOCs, Priority Pollutant 13 metals, petroleum hydrocarbons, and limited PCBs. The site was also affected by widespread fill materials containing wood and coal ash.

## **b. Revitalization of Target Area**

### **i. Redevelopment Strategy and Alignment with Revitalization Plans**

The site is located in a largely commercial and industrial zone in close proximity to residential neighborhoods and the Naugatuck River. The City of Waterbury and Waterbury Development Corporation are actively seeking reuse opportunities. The site is located less than one half mile from the Naugatuck Industrial Park, a growing campus of small-scale manufacturers and producers at the border of the Borough of Naugatuck and the City of Waterbury. 2100 South Main Street is a natural extension of such uses. The site is planned as industrial/light manufacturing in the City's Plan of Conservation and Development. Residential uses are more appropriate at the northern end of the South Main Street Corridor area, in close proximity to the Waterbury Metro North Railroad station and downtown Waterbury. Remediation of the site to residential standards would far exceed the extent of available funding at this time. Waterbury Development Corporation and the City are pursuing multiple reuse strategies including fuel-cell energy, commercial distribution, and light industrial. Waterbury Development Corporation and the City are working with the State of Connecticut to invest in the continued growth of the South Main Street advanced manufacturing corridor at the southern end of the target-area. 2100 South Main Street has direct access to Connecticut Rt. 8 north and south, with on-ramps less than one-half mile from the site. The site is also located near high power electrical infrastructure. Currently blighted, reusing 2100 South Main Street would improve property values nearby and help catalyze future investments.

### **ii. Outcomes and Benefits of Redevelopment Strategy**

Reactivating this site would create jobs for the communities nearby and would help fill a hole in the City's tax rolls. Completing remediation to commercial and industrial standards would protect the health and vibrancy of the Naugatuck River nearby. A new industrial or energy-related use would help spur development at the current manufacturing park less than one half mile away. Moreover, the region considers the Naugatuck River an immense cultural and recreational asset. Its rocky waters are a popular destination for fishers and kayakers alike. The Naugatuck River Greenway, planned to run 44 miles from the Naugatuck's headwaters to the confluence with the Housatonic River to the south, is already attracting visitors. 2100 South

Main Street is located directly along the planned Naugatuck River Greenway route currently in final design. The Greenway section in this area will be a shared use path along South Main Street, providing access to both recreation and employment opportunities along the way. Once complete, the intra-city Greenway is expected to generate over \$42 million in direct spending region-wide (University of Connecticut Economic Impact Study). Based on current trail-use data, the City of Waterbury alone will see up to 782,000 visitors along the Naugatuck River Greenway by 2031. Trail surveys demonstrate that people already utilize existing sections of the Naugatuck River Greenway both for passive recreation and for local trips to employment, groceries, and appointments. Improving this parcel is critical to the Greenway's future.

### **c. Strategy for Leveraging Resources**

#### **i. Resources Needed for Site Reuse**

Waterbury Development Corporation is a quasi-governmental non-profit economic development agency directly partnered with the City of Waterbury and is eligible for EPA cleanup funding. Waterbury Development Corporation, in cooperation with the City of Waterbury, has steadfastly pursued demolition and remediation on-site. Waterbury Development Corporation has nearly expended its \$1 million grant through the Connecticut Department of Economic and Community Development. However, two items remain unaddressed. A chimney structure was left on-site due to high concentration of lead. 160 cubic yards of building construction debris have been isolated and contained, but must be removed. In order to realize reuse, the City needs additional funding to complete remediation to the State of Connecticut's commercial and industrial standards. A qualified environmental professional has estimated final remediation costs at approximately \$500,000. The City of Waterbury will commit an additional \$100,000 to fill any remaining funding gaps needed for remediation, demolition, and engineering tasks. This may include public outreach, entering the site into a State Voluntary Remediation Program, and preparing the site for development. The City is actively pursuing leads on potential users. EPA cleanup funding will unlock Waterbury Development Corporation's ability to identify sources of private investment for additional leverage. The City has a well-established track record attracting new manufacturers and businesses.

#### **ii. Use of Existing Infrastructure**

The site is served by public water and public sewer, is located in close proximity to a high power electrical substation, and is less than one-half mile from Rt. 8 north and south. Rt. 8 extends the length of the Naugatuck Valley corridor, connecting the dense working-class communities of the Naugatuck Valley alongside Metro North Railroad. The railroad is a branch line providing commuter service to Bridgeport, Stamford, and Grand Central Station, New York City. The site is centrally located, making it an ideal opportunity for commercial and light industrial ventures, as well as having potential for generating electricity. A clean energy resource on this site would support the city's goals to foster medium-scale local power generation. Waterbury Development Corporation will work with the Connecticut Department of Energy and Environmental Protection and State regulatory commissions to establish energy-generation feasibility and to identify additional infrastructure needs if applicable.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Target Area and Brownfields**

#### **i. The Community's Need for Funding**

The Waterbury target area consists of two census tracts. More than 86% of residents in the South End (north end of the target corridor) are minority and live in degraded housing among 45 acres of abandoned vacant industrial buildings. Poverty rates exceed 50% in Waterbury. 47.7% of female head of households with children are in poverty in the City of Waterbury according to the Greater Waterbury Health Improvement Partnership Final Summary Report of September 2013. Although unemployment has improved in the last decade, rampant underemployment suggests poverty may be worsening. Unemployment rates in Waterbury remain above the state and national average. Median household income is well below the state average. According to the 2014 *United Way study of Asset Limited, Income Constrained, Employed People in our Region*, 60% of Waterbury households pay more than 30% of their income for housing.

The City of Waterbury supports a majority of the school-age population in the region while average household incomes are some of the lowest in the state. Low property values and high educational costs leave little for the City to address environmental challenges. Waterbury has not benefited from some of the investments occurring along the New Haven Metro North Railroad line, which serves wealthier areas of Connecticut in Fairfield and southern New Haven counties. Although attracting investment is prioritized, the City cannot ignore the issues present on heavily contaminated sites. Although the City secured a \$1 million state grant at this site, future state funds do not appear likely. The State of Connecticut continues to suffer from one of the nation's worst budget deficits. Despite challenges, the City must act in order to protect public health and safety and to improve residents' quality of life. Full remediation of this site cannot occur but for EPA's investment.

## ii. Threats to Sensitive Populations

### 1. Health of Welfare of Sensitive Populations

Most people who live in the South Main Street corridor target-area are black or Hispanic. The rate of Hispanic infant deaths was 10.4 per 1,000 compared to 7.1 statewide. The median age of the housing stock in Waterbury is 1957 – the oldest in the region according to the Connecticut Economic Resource Center. Minority poverty limits access to housing other than the old, substandard and blighted units in brownfield burdened neighborhoods. Friable asbestos, VOCs and dust from dirt laden with metals present unacceptable exposures. These communities are disproportionately burdened by toxic conditions. We cannot leave the remaining hazardous conditions on-site. Remediating 2100 South Main Street to state standards will ensure pathways to exposure are minimized in the area and closed on-site. Due to its close proximity to the Naugatuck River and the Mill Pond culvert which runs through the site, remediation will also ensure contamination does not migrate off-site further exacerbating the community's environmental burden.

### 2. Greater than Normal Incidence of Disease and Adverse Health Conditions

Health Concerns: Naugatuck Valley Health District 2013 Community Health Needs Assessment

<b>Chronic lower respiratory disease</b>	Highest in state with 37.2% affected
<b>Lung cancer rates</b>	Highest in state
<b>Childhood asthma</b>	21% versus 13.4% nationally
<b>Suicide rate</b>	Highest in state

These conditions are typical of post-industrial areas, where blight and toxins combine to generate adverse health risks. We can only address such issues by resolving the issues we know. We know the issues at 2100 South Main Street and seek to resolve them.

### 3. Economically Impoverished/Disproportionately Impacted Populations

The target communities have high proportions of vulnerable populations, including young, single parent families with young children and impoverished individuals over the age of 65. Statistics indicative of the impact on health show that visits to the emergency rooms by children with asthma averaged 61.3 per 10,000 people in the state but were 197.3 in Waterbury according to the Waterbury Regional Health study. Waterbury Development Corporation is aware of these issues. We will work with the City's Public Health Department and the Naugatuck Valley Health District to continue to monitor risks. Reducing risks on this site will contribute to reducing risks overall. This is particularly true on this site due to its proximity to the Naugatuck River.

#### **b. Community Engagement**

##### i. Community Involvement

Partner Name	Point of contact (name, email & phone)	Specific role in the project
Riba Aspira Career Academy	Joel Rivera (Director), <a href="mailto:info@ribaaspira.org">info@ribaaspira.org</a> , 203.527.6385	Connecting local students to environmental jobs
Regional Brownfields Partnership	Roy Cavanaugh (Chair), <a href="mailto:cavanaugh@watertownct.org">cavanaugh@watertownct.org</a> , 860.945.5240	Identifying additional resource opportunities
Waterbury Regional Chamber	Lynn Ward (President), <a href="mailto:lward@waterburychamber.com">lward@waterburychamber.com</a> , 203.757.0701	Identifying potential interested parties and reuses

##### ii. Incorporating Community Input

Waterbury Development Corporation and the City of Waterbury have worked in the South End and in the South Main Street corridor target-area for more than a decade. We work closely with community groups at significant milestones in order to ensure public information reaches all residents. The City and Waterbury Development Corporation will hold two public information sessions in addition to the input session held January 29, 2019. The first will be held after funding is secured and a scope of services has been refined. The second will be shaped based on final remedial actions taken and status of reuse opportunities on-site. The public will have an opportunity to comment on proposed reuses. Waterbury Development Corporation has skilled Spanish language translators on staff that will attend public information sessions. Staff will ensure Spanish language materials are appropriate to the area's most common Spanish language dialects. Waterbury Development Corporation can also offer readers for sight-limited people and American Sign Language resources for those with hearing limitations.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **a. Proposed Cleanup Plan**

*From 2100 South Main Street draft ABCA prepared by Fuss & O'Neill (January, 2019):*

Removal of the building slab (including the ACM debris and chimney ash) will allow access to the underlying polluted soil facilitating removal of pollutant source area impacts below the former plating area, drum storage area, waste oil storage area, and former metal hydroxide dewatering area. The excavation will need to occur as a step in a sequenced process associated with regulatory permitting for excavation within an inland wetland upland review area and FEMA floodway and floodplain. Off-site disposal of the impacted material will occur at a permitted facility(s).

This alternative requires the City and LEP to coordinate remedial planning with local and state authorities to obtain the permitting necessary to disturb the subsurface within the local wetlands upland review area, FEMA floodway, and FEMA floodplain. Based on conditioned approvals from the regulatory agencies, planning will be performed to remove the building slab to allow a remediation contractor access to the underlying soil. Excavation of impacted soil with pollutant concentrations exceeding state cleanup criteria will be performed. Excavation near the brook conduit may need to involve interim stabilization measures to the structure. A temporary laydown area and soil stockpile area will be created out of the floodway and floodplain area. Appropriate storm water and erosion control measures will be implemented during excavation activities. Following excavation the areas will be stabilized per the regulatory approval process. This alternative will require procurement of a qualified contractor, construction of soil and erosion controls, oversight of contractor activities, permitting, waste soil characterization, disposal fees, confirmatory soil sampling of the excavation area, and coordination between the City, the LEP, the Contractor, and the regulatory agencies.

#### **b. Description of Tasks and Activities**

Task 1: Oversight – Waterbury Development Corporation (Year 1-2): Upon execution of a Cooperative Agreement with the U.S. EPA, Waterbury Development Corporation staff will oversee implementation of the remediation program including organization of meetings with the qualified environmental professional, implementation of Davis Bacon responsibilities, and quarterly reporting to U.S. EPA. Waterbury Development Corporation previously procured a qualified environmental professional through a competitive public bid process. We will work with our EPA Project Officer to confirm if the process approved by the Connecticut Department of Economic and Community through our active state cleanup grant is acceptable. Waterbury Development Corporation will conduct another procurement process if need be.

Task 2: Public Outreach – Waterbury Development Corporation (Year 1-2): Staff will organize one public input session prior to project kick-off. Staff will collect and consider comments. Changes may be incorporated into the finalized remediation and reuse plan. The public will have an opportunity to comment on reuse opportunities as they are identified prior to final reuse.

Task 3: Remediation – QEP (Date of Execution of Cooperative Agreement – 10 months): A qualified environmental professional selected by competitive public bid, will oversee implementation of the preferred remedial alternative informed by technical expertise and public input.

Task 4: Monitoring to Reuse – QEP (Years 2-3): Waterbury Development Corporation will oversee work completed by a qualified environmental professional post clean-up including required monitoring and implementation of the State Voluntary Clean-up Program. The City of Waterbury will contribute funding to additional remediation needs identified as a reuse strategy is confirmed.

Cost Share: The City will seek a \$100,000 cash match to additional remediation and implementation needs if EPA funding is awarded. We will keep the City Health Department and the Naugatuck Valley Health District updated on environmental improvements completed.

### c. Cost Estimates and Outputs

Budget Categories		Project Tasks (\$)				TOTAL
		Task 1 Oversight	Task 2 Public Outreach	Task 3 Remediation	Task 4 Monitoring & Reuse	
Direct Costs	Personnel	2,000	2,000			4,000
	Fringe Benefits	500	500			1,000
	Travel					
	Equipment					
	Supplies					
	Contractual			495,000		495,000
	Other					
Total Direct Costs		3,750	1,250	495,000		500,000
Indirect Costs						
Total Federal Funding		3,750	1,250	495,000		500,000
Cost Share					100,000	
<b>Total Budget</b>		3,750	1,250	495,000	100,000	<b>600,000</b>

*Task 1* – 20 hours (2) staff at average rate of \$50/hr + 10hrs admin staff at \$50/hr = \$2,500

*Task 2* – 20 hours (2) staff at average rate of \$50/hr + 10hrs admin staff at \$50/hr = \$2,500

*Task 3* – Total remediation costs as established in draft ABCA by Fuss & O'Neill

*Task 4* – Estimated additional costs to be contributed by the City of Waterbury including remediation, demolition, and state program oversight

### **c. Measuring Environmental Results**

Waterbury Development Corporation will dedicate its brownfield project team to track, measure, and evaluate project progress on a quarterly basis. Remaining remediation needs on-site have been narrowed by a focused remediation and demolition program funded by the state. Success will be defined by our team's ability to complete remediation to standards appropriate for reuse and our ability to realize reuse. We will see the site through the State of Connecticut's brownfield program, ensuring potential exposure pathways are closed. Success will be achieved when fencing and debris is replaced by a functional piece of land, supporting jobs, and deserving of its proximity to the Naugatuck River Greenway and to the Naugatuck River.

Outputs: 1 remediated site, 2 public outreach meetings, 1 Community Relations Plan, 1 final ABCA, Removal of remaining structures and concrete slab on site. Outcomes: 3.38 acres remediated, minimized exposures for residents of the South Main Street corridor, potential full-time jobs at manufacturing/energy-generation facility, expected leverage from private development of site

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **a. Programmatic Capability**

#### **i. Organizational Structure**

The project will be overseen directly by Waterbury Development Corporation CEO and by the Office of the Mayor of the City of Waterbury. Waterbury Development Corporation has overseen dozens of projects involving U.S. EPA and other sources of federal funding in the last two decades. Dr. James Nardozi, Interim CEO, has managed U.S. DOJ COPS Hiring grants, U.S. DOJ Technology grants, and U.S. DOJ Edward Byrne JAG grants at the Waterbury, Connecticut Police Department. From 2012-2016 he managed U.S. DOJ Edward Byrne JAG Grants and U.S. DHS VIPER grants at the Bridgeport, Connecticut Police Department. James Nardozi played a critical role managing the \$15 million in U.S. EPA and U.S. Department of Defense clean-up activities at the Former Chase Brass Manufacturing site on Thomaston Avenue in Waterbury. Project managers at Waterbury Development Corporation routinely manage state and federal grants, both brownfields and otherwise. Santiago Bolanos has a background in Civil Engineering and has been responsible for managing other large projects in the South End of Waterbury, part of the South Main Street corridor target-area. Zachary Keith will assist Santiago Bolanos in the management of this grant, including cooperative agreement oversight, public documentation, and public outreach. Victoria Gruber, accountant, has overseen federal HUD funded programs with revenues ranging from \$2 million to \$200 million. Her primary responsibilities will include oversight in recording and issuing payment for project expenses, as well as reviewing submissions to federal and state entities to ensure accurate reporting. JoAnn Genovese, Finance and Administrative Specialist, will oversee drawdowns.

#### **ii. Acquiring Additional Resources**

Waterbury Development Corporation has engaged Fuss & O'Neill through an existing Connecticut Department of Economic and Community Development grant at 2100 South Main Street. Connecticut implements its environmental regulations through private sector licensed environmental professionals (LEPs). Waterbury Development Corporation previously engaged a licensed environmental professional through a State of Connecticut Department of Economic and Community Development grant at this site. The Fuss & O'Neill project manager is an LEP and has extensive experience working on similar sites throughout Connecticut. Fuss & O'Neill prepared the Analysis of Brownfield Cleanup Alternatives and the Phase II report at 2100 South

Main Street, in addition to overseeing previous clean-up activities. As stated previously, we will work with our EPA Project Officer to determine if a second procurement is necessary. We have procurement policies and staff capacity in place if need be. Waterbury Development Corporation may also seek the assistance of the Naugatuck Valley Council of Governments, as the City is an active member of the Council of Governments. The Council of Governments has a professional brownfield team on staff and is prepared to assist should Waterbury Development Corporation need additional project capacity. Naugatuck Valley Council of Governments staff also have experience managing federal grants including an active FY2016 \$400,000 EPA Assessment grant and a \$3.1 million EPA Revolving Loan Fund grant.

## **b. Past Performance and Accomplishments**

### **i. Currently Has or Previously Received an EPA Brownfields Grant**

Waterbury Development Corporation is currently managing a \$200,000 subaward through a Connecticut Department of Economic and Community Development EPA grant at 0 Mill Street (Lot 19). The subaward was awarded September, 2018 and is planned to be fully expended by December, 2019. Lot 19 is located in the South End of Waterbury, at the northern end of the South Main Street target-area. Lot 19 is part of a large former industrial campus, site of the former Nova Dye & Print Corporation. The Brass City food hub parcel will be a resource for area farmers wishing to distribute their food beyond local farmer's markets and into grocers and schools. Although Waterbury is largely urban, the surrounding communities are largely suburban and rural. Dozens of local farms will participate. The food hub will be a state of the art food preparation and distribution facility. A previous state grant provided funding for architecture and engineering. The project is now in the final stages of design. Remediation activities are scheduled early spring 2019. The food hub parcel at Lot 19 will be part of a larger campus, which will also include a community kitchen and greenhouses for local growing.

Waterbury Development Corporation is also directly managing a multi-purpose \$350,000 assessment and \$200,000 cleanup at 1875 Thomaston Avenue (Waterbury Industrial Commons). Funding was awarded in 2012 and is scheduled for closure. Waterbury Industrial Commons was the site of the former Chase Brass mile-long mill. Surrounded by working class neighborhoods, the site had been standing vacant and derelict for decades before the City of Waterbury and Waterbury Development Corporation saw its potential as a niche and advanced manufacturing hub. EPA funded a clean-up grant which targeted soil removals. Waterbury Development Corporation successfully managed an addition \$15 million Department of Defense grant, which assisted in remediation activities. Today, the site is home to multiple manufacturing tenants including King Industries and its anchor tenant, Luvata. Luvata produces superconducting wire. The largest wire extruder in the country resides in Waterbury's Luvata facility.

(1) Accomplishments: Brass City Food Hub: Completion of architectural and engineering design phase through state funding. Execution of an agreement with the State of Connecticut through the Department of Economic and Community Development's EPA grant. Remediation contractors scheduled spring 2019. Waterbury Industrial Commons:

(2) Compliance with Grant Requirements: A major change in Executive Staff occurred less than two years ago. Staff have since re-evaluated reporting requirements. Waterbury Development Corporation has submitted quarterly reports on-time. We are aware the Waterbury Industrial Commons project may not be fully up to date on ACRES. Staff are working to update all information across projects.



## Threshold Criteria Responses

1. Applicant Eligibility: The Waterbury Development Corporation (WDC) is a quasi-governmental non-profit economic development agency in the State of Connecticut. Its Charter through the State of Connecticut is attached (Schedule 3). WDC serves the City of Waterbury and is eligible for FY2019 EPA Brownfield Cleanup Grant program funding.
2. Previously Awarded Cleanup Grants: EPA Brownfield Cleanup Grant program funding has not been previously expended at 2100 South Main Street, Waterbury. The proposed site is eligible for FY2019 EPA Brownfield Cleanup Grant program funding.
3. Site Ownership: The City of Waterbury is sole owner of the parcel at 2100 South Main Street, Waterbury.
4. Basic Site Information:
  - a. Site Name: Former Risdon Property
  - b. Address: 2100 South Main Street, Waterbury, CT 06706
  - c. Current Owner: City of Waterbury
  - d. Date to be acquired: Not applicable
5. Status and History of Contamination at the Site:
  - a. Contamination Type: The site is contaminated by hazardous substances
  - b. Operational History and Current Use: The site was the location of the former Risdon manufacturing facility. Metal and plastic cosmetics cases were produced here from 1936 through 1985. Activities included metal plating, manufacture of curtain hooks, lipsticks, metal pins, and other small metal items. From 1985 through 2002 several commercial operation occupied the site, including retail facilities and deli/catering businesses. The site has been vacant since 2002. A devastating fire destroyed most remaining structures on-site in 2016.
6. Brownfields Site Definition:
  - a. The site 2100 South Main Street, Waterbury, CT 06706 is not listed on the National Priorities List. The site was removed from EPA's Superfund Enterprise Management System database March 22, 2017 (Schedule 5).
  - b. The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA
  - c. The site is not subject to the jurisdiction, custody, or control of the U.S. Government.
7. Environmental Assessment Required for Cleanup Grant Proposals: A written Phase II environmental site assessment report and a draft analysis of brownfield cleanup alternatives has been completed. The Phase II ESA was completed January, 2019. A Phase I environmental site assessment report was completed and issued in December 2018.

8. Enforcement or Other Actions: There are no ongoing or anticipated environmental enforcement actions related to the site at 2100 South Main Street, Waterbury
9. Sites Requiring a Property-Specific Determination: The site does have limited PCB contamination, however, environmental testing has confirmed no areas of contamination meet TSCA criteria. The site does not require a property-specific determination.
10. Threshold Criteria Related to CERCLA/Petroleum Liability: The site is owned by the City of Waterbury. Waterbury Development Corporation is exempt from CERCLA liability by exemption 3) Property acquired under certain circumstances by units of state and local government.
  - a. The property was acquired by the City of Waterbury through tax-foreclosure due to delinquency.
  - b. The property was acquired July 2015.
  - c. Hazardous substances at the site were not disposed prior to site transfer. Waterbury Development Corporation and the City of Waterbury did not cause or contribute to any contamination at the property.
  - d. Waterbury Development Corporation and the City of Waterbury have not arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
11. Cleanup Authority and Oversight Structure:
  - a. The cleanup will be directed by a qualified environmental professional overseen by Waterbury Development Corporation. The site will be enrolled in a State Voluntary Cleanup program. Waterbury Development Corporation previously conducted a public process in accordance with 2 CFR 200.317 – 200.326 through a state funded remediation program at 2100 South Main Street.
  - b. The remediation activities planned at 2100 South Main Street will not require access to neighboring properties.
12. Community Notification: Waterbury Development Corporation has notified the community via public advertisement. A public meeting was held Tuesday, January 29 to provide the community an opportunity to comment on the draft proposal.
  - a. Draft Analysis of Brownfield Cleanup Alternatives
  - b. Community Notification Ad
  - c. Public Meeting
  - d. Submission of Community Notification Documents (Schedule 4)
    - i. Draft ABCA
    - ii. Public notification ad
    - iii. Comments received or summary of comments (Memo)
    - iv. Applicants' response to public comments (Memo)
    - v. Meeting notes or summary from public meeting (Memo)
    - vi. Meeting sign-in sheet

13. Statutory Cost Share: Waterbury Development Corporation will meet the \$100,000 requirement through budget appropriate by the City of Waterbury. City Board of Alderman have approved such requests and are aware of grant requirements. A letter documenting commitment to seek funding for additional remediation needs needed to support the reuse of the site is attached (Schedule 2).

**NEIL M. O'LEARY**  
MAYOR



**MACK DEMAC**  
CHIEF OF STAFF

OFFICE OF THE MAYOR  
**THE CITY OF WATERBURY**  
CONNECTICUT

Mayor Neil M. O'Leary  
City Hall Building  
235 Grand Street, 2<sup>nd</sup> Floor  
Waterbury, CT 06702

January 4, 2019

Rick Dunne  
Executive Director  
Naugatuck Valley Council of Governments (NVCOG)  
49 Leavenworth Street, Third Floor  
Waterbury, CT 06702

Re: Waterbury Development Corporation Application to FY2019 EPA Cleanup Program

Dear Mr. Dunne:

The City of Waterbury is aware the U.S. Environmental Protection Agency (EPA) released a solicitation for FY2019 Cleanup program applications November 29, 2018.

Staff at the Waterbury Development Corporation (WDC) have worked closely with NVCOG staff to identify high priority sites within the City of Waterbury in need of funding for remediation. In accordance with EPA's FY2019 EPA Brownfield Cleanup Grant guidelines, sites that had previously received EPA cleanup grants were not considered.

After some deliberation, the former Risdon property at 2100 South Main Street was identified among eligible sites as having the most immediate and significant need for remediation funding. The site of a devastating fire just two years ago, WDC and the City of Waterbury have worked diligently to protect public health and safety. The site is secure and most of the heavily damaged structures have been removed under the guidance of a Licensed Environmental Professional (LEP). However, we need additional funding to address remaining environmental challenges and to spur future redevelopment.

The City of Waterbury and WDC will arrange fulfillment of the required 20% match. This is an important clean-up project located on the edge of one of our City's most environmentally burdened

neighborhoods. We are requesting NVCOG staff assist WDC in preparing and submitting an application to EPA's FY2019 Cleanup program.

Yours truly,

A handwritten signature in black ink, appearing to read "Neil M. O'Leary". The signature is fluid and cursive, with the first name "Neil" and last name "O'Leary" clearly distinguishable.

Mayor Neil M. O'Leary  
City of Waterbury

## EXHIBIT C

21

From CANNON &amp; TORRANCE

12035752600

I-577

# **CERTIFICATE OF AMENDMENT NONSTOCK CORPORATION**

Office of the Secretary of the State

30 T

Street / P.O. Box 150470 / Hartford, CT 06115-0470 / Rev. 07/01/2 3

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Filing Fee: \$110.00

FILING #0002732537 PG 01 OF 06 VOL B-00656

FILED 05/19/2004 04:09 PM PAGE 02541

SECRETARY OF THE STATE

CONNECTICUT SECRETARY OF THE STATE

**1. NAME OF CORPORATION**

Waterbury Partnership for Growth, Inc.

**2. THE CERTIFICATE OF INCORPORATION IS (check A, B or C)**☐ A. AMENDED☐ B. RESTATED☒ C. AMENDED AND RESTATED

The restated certificate consolidates all amendments into a single document.

**3. TEXT OF EACH AMENDMENT / RESTATEMENT**

The Corporation's Certificate of Incorporation, as amended, is hereby Amended and Restated ...  
attached hereto as Exhibit A.

(Please reference as B 1/2 X 11 attachment if additional space is needed)

MAY-19-2004 14:55 FAX FROM CALIGIURI & TORRANCE 12033752600 T-572 P.004/010 F-121

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FILED: 05/19/2004 04:09 PM PAGE 02542  
SECRETARY OF THE STATE  
CONNECTICUT SECRETARY OF THE STATE

**VOTE INFORMATION (check A, B or C)**

☐ A. The Amendment was duly approved by the members in the manner required by sections 33-1140 to 33-1147 of the Connecticut General Statutes, and by the Certificate of Incorporation.

☐ B. The Amendment was duly approved by the incorporators and member approval was not required.

☒ C. The Amendment was duly approved by the board of directors and member approval was not required.

**5. EXECUTION**

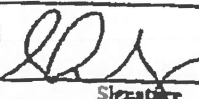
Dated this 18th day of May, 2004.

Sen S. S. Caligiuri

Print or type name of signatory

Co-Chairman

Capacity of signatory



Signature

MAY-19-2004 14:56

FROM: CAROL &amp; TONKINS

FILING #0002732537 PG 03 OF 06 VOL B-00656  
 FILED 05/19/2004 04:09 PM PAGE 02543  
 SECRETARY OF THE STATE  
 CONNECTICUT SECRETARY OF THE STATE

P.005/010

F-821

Exhibit A

AMENDED AND RESTATED  
 CERTIFICATE OF INCORPORATION

The Certificate of Incorporation of Waterbury Partnership for Growth, Inc., is hereby amended and restated in its entirety under the Connecticut Revised Nonstock Corporation Act, Chapter 602 of the Connecticut General Statutes, to read as follows:

1. The name of the Corporation is Waterbury Development Corporation (herein referred to as the "Corporation"). The Corporation is nonprofit and shall not have or issue shares of stock or make distributions.
2. The Corporation shall not have members and shall operate under the management of its Board of Directors. The manner of election or appointment of the Board of Directors shall be set forth in the Corporation's Bylaws.
3. The registered agent of the Corporation shall be Michael O'Connor, with a business address of 156 West Main Street, Waterbury, Connecticut 06702, and a residence address of 32 Goodhill Road, Woodbury, Conn. 06798.
4. The nature of the activities to be conducted or the purposes to be promoted by the Corporation are as follows:
  - A. The Corporation is founded as a partnership of the public and private sectors to help the City of Waterbury conduct long range planning for economic development and housing activity. The purpose of the Corporation shall be to stimulate and support economic and housing development in the City of Waterbury, and where appropriate, the Greater Waterbury region. In furtherance of the foregoing purpose, but without limitation, the activities of the Corporation shall include the planning, promotion and coordination of economic and housing development for the City of Waterbury, the retention of existing businesses, the creation of new businesses, the creation of jobs, the marketing of the city and the region, and the fostering of a strong business climate.
  - B. The Corporation shall be empowered to (a) act as a clearinghouse for the evaluation of economic and housing development initiatives for the City of Waterbury, (b) provide leadership for economic and housing planning activities in the City of Waterbury and the surrounding area, (c) collect, administer and disburse funds from both private and public (including local, state and federal funds);

[W/201717]

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May-18-2004 14:57

From: CAPADY &amp; TORRAN

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 CONNECTICUT SECRETARY OF THE STATE

F-021

sources, (d) retain the services of appropriate professionals as needed, (e) monitor the execution of such economic and housing development plans, and (f) carry forth with similar directives and activities that assure the continuance of economic and housing development in the City of Waterbury.

- C. In addition to the foregoing, the Corporation may engage in any lawful act or activity for which a Corporation may be formed under the Connecticut Revised Nonstock Corporation Act and which may be undertaken by a Corporation that is exempt from federal income taxation under Section 501(c)(3) of the Internal Revenue Code.

5. Other information.

- A. No part of the income or net earnings of the Corporation shall inure to the benefit of, or be distributable to, any member, director, officer or other person, except organizations which are exempt from federal income taxation under Section 501(c)(3) of the Internal Revenue Code, provided that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered, to reimburse reasonable expenses incurred, and to make payments in furtherance of its purposes.
- B. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, except to the extent permitted under Section 501(c)(3) and 501(h) of the Internal Revenue Code, and the Corporation shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of (or in opposition to) any candidate for public office.
- C. Notwithstanding any other provisions of this Certificate of Incorporation, the Corporation shall not carry on any activities not permitted to be carried on (a) by a corporation which is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.
- D. In the event of the dissolution of the Corporation or the winding up of its affairs, or other liquidation of its assets, all of the Corporation's net assets shall be disposed of exclusively in such manner or to such other organization or organizations organized and operated exclusively for charitable, educational, religious or scientific purposes as shall at the time of such dissolution qualify

(181241712)

May-19-2004 16:00

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05-18-2004 14:57

From: CASHDY &amp; TORRA

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 SECRETARY OF THE STATE  
 CONNECTICUT SECRETARY OF THE STATE

as organizations exempt from federal income tax under the provisions of Section 501(c)(3) of the Internal Revenue Code.

- E. All references herein: (a) to the Internal Revenue Code, shall be deemed to refer to the Internal Revenue Code of 1986, as amended, as now in force or hereafter amended; (b) to particular sections of the Internal Revenue Code shall be deemed to refer to similar or successor provisions hereafter enacted; and (c) to particular chapters or sections of the Connecticut General Statutes shall be deemed to refer to similar or successor provisions hereafter enacted.
- F. Subject to the provisions of this Certificate of Incorporation and the Bylaws of the Corporation, the Board of Directors of the Corporation shall have the power to manage and conduct all business and affairs of the Corporation and to adopt rules and regulations for the management of the Corporation and its affairs and property as may be deemed necessary and appropriate.
- G. The personal liability of a member of the Board of Directors to the Corporation for monetary damages for breach of duty as a director shall be limited to the compensation received by the director for serving the Corporation during the year of the violation if such breach did not (a) involve a knowing and culpable violation of the law by the director, (b) enable the director or an associate, as defined in Section 33-840 of the Connecticut General Statutes, to receive an improper personal gain, (c) show a lack of good faith and a conscious disregard for the duty of the director to the Corporation under circumstances in which the director was aware that his or her conduct or omission created an unjustifiable risk of serious injury to the Corporation, or (d) constitute a sustained and unexcused pattern of inattention that amounted to an abdication of the director's duty to the Corporation. Nothing contained in this provision shall be construed to deny to the directors of the Corporation any of the benefits and protections provided by subsection (d) of Section 33-1111 of the Connecticut General Statutes, as in effect at the time of the violation.
- H. The Corporation shall, to the fullest extent permitted by law, indemnify its Board members from and against any and all of the liabilities, expenses and other matters referred to in, or covered by, the Connecticut Revised Nonstock Corporation Act, as it may be amended from time to time. In furtherance and not in limitation thereof, the Corporation shall indemnify its Board members against liability, as defined in subsection (5) of Section 33-1116 of the Connecticut General Statutes, to any person for any action

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 SECRETARY OF THE STATE  
 CONNECTICUT SECRETARY OF THE STATE

taken, or any failure to take any action, as a Board member, except liability that (a) involved a knowing and culpable violation of law by the Board member; (b) enabled the Board member or an associate, as defined in Section 33-840 of the Connecticut General Statutes, to receive an improper personal economic gain; (c) showed a lack of good faith and a conscious disregard for the duty of the Board member to the Corporation under circumstances in which the Board member was aware that his/her conduct or omission created an unjustifiable risk of serious injury to the Corporation; or (d) constituted a sustained and unexcused pattern of inattention that amounted to an abdication of the Board member's duty to the Corporation; provided that nothing in this sentence shall affect the indemnification of or advance of expenses to a Board member for any liability stemming from acts or omissions occurring prior to the effective date of this provision.

- I. The Corporation shall indemnify each officer, employee or agent of the Corporation who is not a Board member, or who is a Board member but is made a party to a proceeding in his/her capacity solely as an officer, employee or agent, to the same extent as the Corporation is permitted to provide the same to a Board member, and may indemnify such persons to the extent permitted by Section 33-1122 of the Connecticut General Statutes.

Dated: May 18, 2004

(W1361717)

STATE OF CONNECTICUT }  
OFFICE OF THE SECRETARY OF THE STATE } SS. HARTFORD

I hereby certify that this is a true copy of record  
in this Office

In Testimony whereof, I have hereunto set my hand,  
and affixed the Seal of said State, at Hartford,  
this 14th day of June, A.D. 2004

Susan B. Bynum  
SECRETARY OF THE STATE *wic*

9/2006 13:54 FAX 860 290 5475

DRC

005

**CERTIFICATE OF AMENDMENT  
NONSTOCK CORPORATION**

Office of the Secretary of the State  
30 Trinity Street / P.O. Box 150470 / Hartford, CT 06115-0470 / Rev. 03/01/2001

Space For Office Use

Filing Fee: \$10.00

FILING #0002361023 PG 01 OF 02 VOL B-00454  
FILED 01/07/2002 08:30 AM PAGE 02054  
SECRETARY OF THE STATE  
CONNECTICUT SECRETARY OF THE STATE

**1. NAME OF CORPORATION:**

Waterbury Partnership 2000, Inc.

**2. THE CERTIFICATE OF INCORPORATION IS (check A., B. or C.):**☒ A. AMENDED☐ B. AMENDED AND RESTATED☐ C. RESTATED**3. TEXT OF EACH AMENDMENT / RESTATEMENT (include date on which each amendment was approved):**

The Certificate of Incorporation is hereby amended to change the name of the corporation from Waterbury Partnership 2000, Inc. to Waterbury Partnership for Growth, Inc.

*See Back*

(Please reference an 8 1/2 X 11 attachment if additional space is needed)



6/29/2006 13:55 FAX 860 290 5475

BRC

006

FILED 01/07/2002 08:30 AM PAGE 02055  
 SECRETARY OF THE STATE  
 CONNECTICUT SECRETARY OF THE STATE

#### 4. VOTE INFORMATION (check/complete A., B. or C.)

  A  . The resolution was approved by the corporation's board of directors and by its members who voted as follows:

Complete if no members were entitled to vote as a class

Number of votes cast in favor of the amendment	Number of votes cast against the amendment

Complete if members were entitled to vote as a class

Designation of each class of members entitled to vote separately	Number of votes cast in favor of the amendment	Number of votes cast against the amendment
Board of Directors	10	0

(Member votes in favor of adopting the amendment(s) provided above were sufficient for approval.)

  B  . The amendment was adopted by sufficient vote of the board of directors without member votes. No member vote was required for adoption.

  C  . The amendment was adopted by sufficient vote of the incorporators.

#### 5. EXECUTION

Dated this 17th day of December, 2001.

Charles E. Hoffler	Secretary/Treasurer	<i>Charles E. Hoffler</i>
Print or type name of signatory	Capacity of signatory	Signature

STATE OF CONNECTICUT  
OFFICE OF THE SECRETARY OF THE STATE } SS. HARTFORD

I hereby certify that this is a true copy of record  
in this Office

In Testimony whereof, I have hereunto set my hand,  
and affixed the Seal of said State, at Hartford,  
this 29<sup>th</sup> day of June A.D. 2006

Susan Bickel  
SECRETARY OF THE STATE

06/28/2006 13:51 FAX 860 290 5475

DRC

0002

FILING #0021534058 PG 01 OF 03 VOL 8-00675  
 FILED 09/29/1995 10:54 AM PAGE 00222  
 SECRETARY OF THE STATE  
 CONNECTICUT SECRETARY OF THE STATE

**CERTIFICATE OF INCORPORATION**

OF

**WATERBURY PARTNERSHIP 2000, INC.**

I, the Incorporator, certify that I hereby form a corporation under the Nonstock Corporation Act of the State of Connecticut:

- (1) The name of the corporation (hereinafter called the "Corporation") is: **WATERBURY PARTNERSHIP 2000, INC.**
- (2) The nature of the activities to be conducted, or the purposes to be promoted or carried out by the Corporation, are as follows:
  - (a) The Corporation is founded as a partnership of the public and private sectors to help the City of Waterbury plan for economic development into the next century.
  - (b) The Corporation's activities shall include, without limitation, (i) to act as a clearinghouse for the evaluation of economic development initiatives for the City of Waterbury, (ii) to make recommendations to the Naugatuck Valley Development Corporation, the designated development authority of the City of Waterbury and (iii) to conduct such other activities permitted under Connecticut law and not inconsistent with the Corporation's Bylaws or §501(c)(6) of the Internal Revenue Code of 1986, as amended ("IRC").
- (3) The Corporation is nonprofit and shall not have or issue shares of stock or pay dividends.
- (4) The Corporation shall have no members.
- (5) No part of the net earnings of the Corporation shall inure to the benefit of any member, trustee, director or officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation), and no member, trustee, director or officer of the Corporation or private individual shall be entitled to share in the distribution of any of the Corporation's assets, whether by dissolution of the Corporation or otherwise.



06/29/2006 13:52 FAX 860 280 5475

DRC

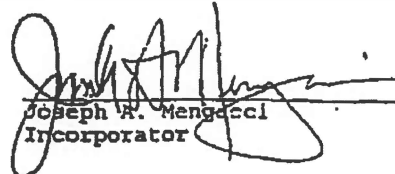
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FILING 03861634058 PG 02 OF 03 VOL B-00075  
FILED 09/20/1996 10:54 AM PAGE 00023  
SECRETARY OF THE STATE  
CONNECTICUT SECRETARY OF THE STATE

- (6) To the extent permitted by law, the personal liability of a Director to the Corporation for monetary damages for breach of his or her duty as a Director shall be limited to an amount which is not more than the compensation received by such Director for serving the Corporation during the year of the violation, if, and so long as, such breach did not: (a) involve a knowing and culpable violation of law by the Director; (b) enable the Director or an Associate, as defined in Subdivision (3, of Section 33-374d of the Connecticut General Statutes, to receive an improper personal economic gain; (c) show a lack of good faith and a conscious disregard for the duty of the Director to the Corporation under circumstances in which the Director was aware that his or her conduct or omission created an unjustifiable risk of serious injury to the Corporation; or (d) constitute a sustained and unexcused pattern of inattention that amounted to an abdication of the Director's duty to the Corporation.
- (7) References herein to Sections of IRC refer to such Section or the corresponding provisions of any future United States Internal Revenue law.

Under the penalties of false statement, I declare that the statements contained in this Certificate of Incorporation are true.

Date of Incorporation this 18th day of September, 1996, at Waterbury, Connecticut.

  
Joseph A. Mengacci  
Incorporator

06/29/2006 13:53 FAX 860 290 5475

DRC

0004

APPOINTMENT OF STATUTORY AGENT FOR SERVICE  
 DOMESTIC CORPORATION  
 61-6 Rev. 6/95

FILED 89001636058 PG 03 OF 03 VOL 8-00075  
 FILED 09/28/1996 10:54 AM PAGE 00024  
 SECRETARY OF THE STATE  
 CONNECTICUT SECRETARY OF THE STATE

30 Trinity Street  
 Hartford, CT 06185

Name of Corporation: WATERBURY PARTNERSHIP 2000, INC.

Complete All Blocks

The above corporation appoints as its statutory agent for service, one of the following:

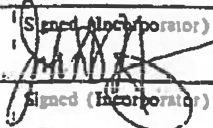
Name of Natural Person Who is Resident of Connecticut	Business Address	Zip Code
Joseph A. Mengacci	500 Chase Parkway, Waterbury, CT	06708
	Residence Address	Zip Code
	111 Dwyer Road, Middlebury, CT	06762

Name of Connecticut Corporation	Address of Principal Office in Conn. (If none, enter address of appointee's statutory agent for service)

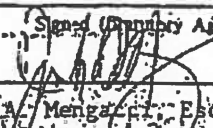
Name of Corporation (Not organized under the Laws of Conn.)	Address of Principal Office in Conn. (If none, enter "Secretary of the State of Conn.")

\* Which has procured a Certificate of Authority to transact business or conduct affairs in this state.

#### AUTHORIZATION

Original Appointment (Must be Signed by a majority of Incorporators)	Name of Incorporator (Print or Type)	Signed (Incorporator)	Date
	Joseph A. Mengacci		9/18/96
	Name of Incorporator (Print or Type)	Signed (Incorporator)	
	Name of Incorporator (Print or Type)	Signed (Incorporator)	

Subsequent Appointment	Name of President, Vice President or Secretary	Signed (President, or Vice President, or Secretary)	Date

Acceptance: Name of Statutory Agent for Service (Print or Type)	Signed (Statutory Agent for Service)
Joseph A. Mengacci	

For Official Use Only

Rec; CC: Joseph A. Mengacci, Esq.  
 500 Chase Parkway  
 Waterbury, CT 06708

Please provide filer's name and complete address for mailing receipt

STATE OF CONNECTICUT  
OFFICE OF THE SECRETARY OF THE STATE } SS. HARTFORD

I hereby certify that this is a true copy of record  
in this Office

In Testimony whereof, I have hereunto set my hand,  
and affixed the Seal of said State, at Hartford,  
this 29<sup>th</sup> day of June A.D. 2006

Susan Bysiewicz  
SECRETARY OF THE STATE

# Analysis of Brownfields Cleanup Alternatives (ABCA)

2100 South Main Street, Waterbury, Connecticut

Prepared for: The Waterbury Development Corporation

Prepared by: Fuss & O'Neill, Inc.

Draft: January 2019

## 1 Introduction and Background

---

### 1.1 Site Location

The subject site (Site) identified as 2100 South Main Street, is located on the east side of South Main Street in a limited industrial district zone of Waterbury, Connecticut. A portion of a United States Geological Survey (USGS) topographic map showing the Site location is provided as Figure 1.

The Site is a 3.38-acre irregularly-shaped parcel owned by The City of Waterbury since April 20, 2015. Structures located on the Site have been demolished down to the concrete slabs. This includes the remains of an industrial brick warehouse, a brick smoke stack off the eastern wall of the brick warehouse, a brick garage east of the brick warehouse, and a wooden shed east of the brick warehouse.

A stone dam located on the northeastern portion of the property permits water to flow from Mill Pond down toward the brick warehouse, through a culvert, and to the opposite side of South Main Street. A parking area occupies the southwestern portion of the Site. Wetlands occupy the lower elevations of the southeastern portion of the property and the area slopes steeply upward to the east to Mill Pond, on the northeastern portion of the Site. Forested land occupies the remainder of the Site.

The City of Waterbury has established a fenced enclosure with a locked gate around the building and parking area to mitigate access to the site as an interim stabilization measure. Refer to Figure 2 for a Site plan depicting the Site layout.

### 1.2 Previous Site Use & History

---

In the 19<sup>th</sup> century the Merrit Nichols Iron Foundry was started at the Site and later silver spoon manufacturing by Hope Manufacturing occurred. The Site was purchased in 1869 by Smith & Grigg Manufacturing Company from a private owner and the industrial Site buildings were constructed at about that time. The company manufactured buckles, clasps, slides, and carriage hardware. Risdon Manufacturing Corporation began leasing the Site in 1936, bought the property in 1946, and sold the property to William Lombardi, Jr. of Lombardi Enterprises in 1985. While Risdon operated the Site, they specialized in metal plating (etching, nickel and zinc plating) and the manufacture (stamping, forming, cutting, grinding, tumbling, hardening) of metal pins, curtain hooks, lipsticks, and other small items. From 1985 through 2002, several commercial operations occupied the Site, including

# Analysis of Brownfields Cleanup Alternatives (ABCA)

2100 South Main Street, Waterbury, Connecticut

Prepared for: The Waterbury Development Corporation

Prepared by: Fuss & O'Neill, Inc.

Draft: January 2019

the American Rentals, retail facilities, and deli/catering businesses. Based on street directories, the Site remained vacant from 2002 through 2015 when the City of Waterbury acquired the property. In 2016 a fire destroyed the major structure. In 2018 the Waterbury Development Corporation completed demolition of the buildings down to the concrete slabs and removed debris for off-site disposal to the extent funding allowed as part of an interim measure to address blight and health & safety concerns.

---

## 1.3 Site Assessment Findings

Previous investigations on the Site include:

- *Final RCRA Facility Assessment – Risdon Corporation*, TRC Environmental Corporation, dated August 1993: The purpose of the RCRA Facility Assessment was to evaluate the potential for releases to the environment from Areas of Concern through a visual site inspection and through file searches and interviews with representatives of the CT DEEP, the EPA regional offices, and the City and facility. TRC identified eleven areas of concern (AOCs).
- Weston Solutions, Inc., dated June 2000: The report identified concerns beyond those discussed in the 1993 report from TRC. These areas are included in the description below from the Phase I ESA.
- Phase I Environmental Site Assessment, Fuss & O'Neill, Inc. December 2018: Details of the Phase I ESA are described below.
- Limited Phase II Environmental Site Assessment, Fuss & O'Neill, Inc. January 2019: Details of the Limited Phase II ESA are described below.

The 2018 Phase I ESA revealed nineteen (19) Recognized Environmental Conditions (RECs) in connection with the Site as identified below (Figure 2). The RECs consist of areas associated with past operation of the Site as a metal manufacturing facility by the Risdon Corporation and as a rental equipment facility by American Rentals. The list of RECs consists of the following:

- REC 1 – Three Former Metal Hydroxide Sludge Lagoons
- REC 2 – 275-gallon Waste Oil Above Ground Storage Tank (AST)
- REC 3 - Former 1,200 Gallon Neutralization Tank

## Analysis of Brownfields Cleanup Alternatives (ABCA)

2100 South Main Street, Waterbury, Connecticut

Prepared for: The Waterbury Development Corporation

Prepared by: Fuss & O'Neill, Inc.

Draft: January 2019

- REC 4 - Former 2,000-Gallon Sludge Collection Tank
- REC 5 - Rear Yard Waste Oil Drums/Soils Stains
- REC 6 - Former Drum Storage Area
- REC 7 - Current Drum Storage Area
- REC 8 - Current 250-Gallon Heating Oil Above Ground Storage Tank (AST)
- REC 9 - Former Lancy Wastewater Treatment System (WWTS)
- REC 10- Former Plating Area
- REC 11 - NPDES Outfall to Smugg Brook/Hopeville Pond
- REC 12 - Transformer Concrete Pads Along Southern Wall of Main Building
- REC 13 – Former 9,500 Gallon AST
- REC 14 - Former Pump Island and USTs
- REC 15 - Various USTs Where Locations Are Unknown
- REC 16 – Loading Docks
- REC 17 – Brick Garage
- REC 18 – Former MOH Sludge Dewatering Lagoon
- REC 19 – Concrete Pad and Trench

The objective of the 2019 Limited Phase II ESA was to collect data as a step in the process of characterizing the environmental quality of soil and concrete at the currently accessible areas within and adjacent to the building footprint. Characterization of soil proximal to the building footprint is necessary to facilitate the next phase of demolition planning associated with removal of the building floor slab. The building floor slab overlies a stone wall “culvert” directing the brook below the building. At this location demolition, remediation, and repairs or replacement of the brook culvert must be carefully sequenced to mitigate potential impact to the brook.

The Limited Phase II ESA focused on characterization of soil and groundwater quality at RECs - 2, 3, 4, 6, 7, 9, 12, 13, 14, and 16. Constituents of concern associated with past operations included volatile organic compounds (VOCs), Priority Pollutant 13 metals (PP13), petroleum hydrocarbons, and polychlorinated biphenyls (PCBs). Field investigation identified the presence of fill material containing wood and coal ash, brick, concrete, and rock below the building slab and proximal to the brook conduit underlying the main building. The fill material contains one or more of the COCs at concentrations exceeding Connecticut's baseline Remediation Standard Regulations (RSRs). Soil below the building slab in the vicinity of the former plating area (REC 10) as well as other interior RECs contains elevated concentrations of the metals copper, nickel, lead, and zinc and petroleum hydrocarbons.



## Analysis of Brownfields Cleanup Alternatives (ABCA)

2100 South Main Street, Waterbury, Connecticut

Prepared for: The Waterbury Development Corporation

Prepared by: Fuss & O'Neill, Inc.

Draft: January 2019

On the eastern side of the main building near a former 275-gallon waste oil above ground tank (REC-2) and an oil drum storage area (REC-5), petroleum stain-soil was observed. Laboratory analysis of soil samples collected from this area confirmed that a release of petroleum hydrocarbons to the subsurface had occurred. The size of the release area is estimated to be approximately 2,000 square feet encompassing the area below the former building slab between REC 2 and REC 5. A boring advanced downgradient of the former metal hydroxide sludge dewatering lagoon (REC 18) contained petroleum hydrocarbons. The sample was collected from a five foot depth interval at a location between the lagoon and a concrete pad with a subgrade trench (REC 19) previously associated with sludge dewatering activities. The size of the release area estimated from the preliminary data is approximately 1,800 square feet.

Two items remain from the 2018 building demolition activities that could not be addressed due to funding limitations.

- An ash sample collected from an existing chimney structure at the northeast portion of the building has a concentration of lead that exceeds the RCRA toxicity characteristic. The amount of ash in the chimney is estimated to be approximately 5 cubic yards. The entire chimney structure has been stabilized and covered with plastic sheeting as an interim stabilization measure.
- Approximately 160 cubic yards of building construction debris and asbestos-containing materials remains in the basement at the southwest portion of the building. The pile of debris was consolidated against the basement wall and covered with plastic sheeting as an interim stabilization measure.

---

### 1.4 Project Goal

The Site is located within a priority City development area. The City is targeting reuse of the Site for potential green energy fuel cell infrastructure or other public-private partnership development.

From this effort, the remedial goal for this Site is to satisfy some of the State clean-up requirements and make progress toward readying the Site for development. The Site is challenged by environmental (polluted fill, metals, petroleum hydrocarbon) and physical (brook underlying the building, floodplain) challenges that requires an integrated approach to moving forward with demolition and remediation activities.

# Analysis of Brownfields Cleanup Alternatives (ABCA)

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Draft: January 2019

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## 1.5 Regional and Site Vulnerabilities

According to the US Global Change Research Program (USGCRP), climate trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events and rises in sea level). Some of these factors, most specifically increased precipitation that may affect flood waters and stormwater runoff, are most applicable to the cleanup of the Site.

FEMA Flood Zone mapping indicates that the 100-year flood zone is located on the western portion of the Site upon which the former building is located, and adjacent to Hopeville Pond Brook and Mill Pond along the eastern portions of the Site (Attachment A). A portion of the Site is located within Zone A and a regulatory floodway Zone AE.

While a changing climate may result in greater storm frequency and intensity which could affect the flood waters within the brook, there is uncertainty that the FEMA mapping accurately depicts the site conditions and may not reflect that the brook has previously been culverted. This is a condition that will need to be addressed as part of the redevelopment planning activities.

The Site receives stormwater from the existing paved parking lot. There is also a natural groundwater seep from the toe of the eastern steep slope extending upward to the east. The natural groundwater seep has created wetlands on the southeast portion of the property.

## 2 Applicable Regulations and Cleanup Standards

---

### 2.1 Cleanup Oversight Responsibility

The City will enter the Site into a Connecticut Voluntary Remediation Program and the cleanup will be overseen by the Waterbury Development Corporation and a Connecticut Licensed Environmental Professional (LEP). Removal of the remaining building debris, removal of the building slab, and remediation of the impacted soil underlying the slab and adjacent to the brook is the first step in the process of meeting the obligations of the voluntary cleanup program. The LEP will prepare cleanup specifications to procure a qualified remediation contractor through a public bid process as well as provide field oversight during the cleanup activities. Subsequently, once the Waterbury Development Corporation has formed a concept development plan, the LEP will prepare a Remedial Action Plan for the Site.



# Analysis of Brownfields Cleanup Alternatives (ABCA)

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## 2.2 Cleanup Standards for Major Contaminants

Following entrance into Connecticut's Voluntary Remediation Program, the CT State Remediation Standard Regulations (RSRs) will apply to the Site. The RSRs require soil remediation at the Site to meet both the state direct exposure criteria (DEC) and the pollutant mobility criteria (PMC) for GB-classified groundwater areas. To the extent that grant funding allows, the remedial objective will be to remove and properly dispose of the building slab to obtain access to the underlying areas of impacted soil. The impacted petroleum soil at REC 18 and REC 19 will also need to be addressed to facilitate interim measures to continue site demolition activities.

Ultimately, however, the Site soil and groundwater will be required to meet the requirements of the applicable CT RSRs found within RCSA Sections 22a-133k-1 through 22a-133k-3 in accordance with the intended use of the property. Compliance with the RSRs for the impacted fill can be achieved in the future through a public and private partnership between the City of Waterbury and a developer.

---

## 2.3 Laws & Regulations Applicable to the Cleanup

As previously mentioned, the Site will be entered into Connecticut's Voluntary Remediation Program, which will require the preparation and submission of an application to the Connecticut Department of Energy and Environmental Protection (DEEP) and the Connecticut Department of Community and Economic Development (DECD).

The presence of the dam and brook culvert below the building slab to be removed will require coordination and permitting with the Land Water & Resource Division of DEEP. The portion of the building slab is located within a FEMA floodway and floodplain. Options to stabilize the brook following removal of the building slab and remediation of the polluted soil underlying the slab consist of removal of the culvert and sloping, shaping, and stabilizing the stream bank. Alternatively, a new culvert could be constructed size to accommodate the 100-year flood. The selected alternative on how the brook will be addressed will depend on the concept site redevelopment plan contemplated by Waterbury Development Corporation. Either option described above will require permitting approval from the local Inland Wetlands Agency, DEEP, and the U.S. Army Corps of Engineers.

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## 3 Evaluation of Cleanup Alternatives

In this section we provide an analysis of alternatives of the possible remedial options for achieving the remedial objectives described in Section 2.2 using the cleanup grant funding. The sub-sections below evaluate each of the options based on the potential effectiveness, feasibility of implementation and cost.

---

### 3.1 Cleanup Alternatives Considered

The following options have been selected for analysis:

- Alternative No. 1: No Action
- Alternative No. 2: Building Slab Removal, Targeted Soil Excavation, and Off-Site Disposal
- Alternative No. 3: Building Slab Removal, Targeted Soil Excavation, On-Site Consolidation and Capping

---

### 3.2 Cost Estimate of Cleanup Alternatives

The effectiveness, implement ability and cost of each alternative is discussed below followed by selection of the recommended cleanup alternative.

#### 3.2.1 Effectiveness (Including Climate Change Considerations)

- Alternative No. 1: By taking no action, there would be no progress toward achieving the remedial objective. As time goes on, the interim measures previously taken by the City of Waterbury to stabilize the site after the 2016 fire will degrade resulting in a potential erosion issue. No action could result in erosion of impacted soil potentially affecting the brook and would not improve the environmental quality of the Site or prepare the Site for future redevelopment.
- Alternative No. 2: Removal of the building slab (including the ACM debris and chimney ash) will allow access to the underlying polluted soil facilitating removal of pollutant source area impacts below the former plating area, drum storage area, waste oil storage area, and

## Analysis of Brownfields Cleanup Alternatives (ABCA)

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former metal hydroxide dewatering area. The excavation will need to occur as a step in a sequenced process associated with regulatory permitting for excavation within an inland wetland upland review area and FEMA floodway and floodplain. Off-site disposal of the impacted material will occur at a permitted facility(s).

- Alternative No. 3: Removal of the building slab (including the ACM debris and chimney ash) will allow access to the underlying polluted soil facilitating removal of pollutant source area impacts below the former plating area, drum storage area, waste oil storage area, and former metal hydroxide dewatering area. The excavation will need to occur as a step in a sequenced process associated with regulatory permitting for excavation within an inland wetland upland review area and FEMA floodway and floodplain. Impacted soil from source area locations could be consolidated on-site and capped with an impermeable geomembrane.

### 3.2.2 Implement ability

- Alternative No. 1: No Action would be easy to implement since no activity would occur at the Site.
- Alternative No. 2: This alternative is feasible and effective toward achieving cleanup goal progress within the extent of the available funding. This alternative requires the City and LEP to coordinate remedial planning with local and state authorities to obtain the permitting necessary to disturb the subsurface within the local wetlands upland review area, FEMA floodway, and FEMA floodplain. Based on conditioned approvals from the regulatory agencies, planning will be performed to remove the building slab to allow a remediation contractor access to the underlying soil. Excavation of impacted soil with pollutant concentrations exceeding state cleanup criteria will be performed. Excavation near the brook conduit may need to involve interim stabilization measures to the structure. A temporary laydown area and soil stockpile area will be created out of the floodway and floodplain area. Appropriate storm water and erosion control measures will be implemented during excavation activities. Following excavation the areas will be stabilized per the regulatory approval process. This alternative will require procurement of a qualified contractor, construction of soil and erosion controls, oversight of contractor activities, permitting, waste soil characterization, disposal fees, confirmatory soil sampling of the excavation area, and coordination between the City, the LEP, the Contractor, and the regulatory agencies.

## Analysis of Brownfields Cleanup Alternatives (ABCA)

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- Alternative No. 3: This alternative while feasible could be difficult and costly to implement. The implementation method for this alternative is the same as described above for Alternative No. 2, except the excavated soil would remain on-site in a consolidation area and permanently capped in place with a geomembrane. Moving and consolidating soil at the Site would be difficult from a regulatory permitting perspective given that the majority of the potential usable area is located within a FEMA floodplain. Filling of a FEMA floodplain is generally not allowed without consideration of mitigation alternatives. At this time a site concept development plan has not been put into place. Therefore, citing a permanent soil consolidation area without a development plan could limit future development potential.

### 3.2.3 Cost

- Alternative No. 1: The No Action remedial approach would result in no cost
- Alternative No. 2: Costs involved with the implementation of this alternative can be scaled to the existing EPA grant funding. The City of Waterbury continues to pursue additional sources of funding including State and private equity sources. The EPA grant funding would be used for permitting associated with the slab demolition and remediation planning, selecting a contractor, setting up erosion control, excavation and soil handling, off-site disposal of impacted soil and debris, and project documentation. The estimated cost would be \$500,000.
- Alternative No. 3: Costs involved with this alternative include the components described above for Alternative No. 2 plus permitting, design, and construction costs for a capped on-site soil consolidation area. The total cost for this alternative are estimated to be substantially greater than \$500,000.

---

### 3.3 Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #2: Building Slab Removal, Targeted Soil Excavation and Off-Site Disposal

The option of No Action (Alternative #1) cannot be taken since it does not address the Site risks.

Implementation of Alternative No. 3 is uncertain because regulatory permitting may not allow a soil consolidation on-site because the work potentially could involve filling within a flood plain.

## Analysis of Brownfields Cleanup Alternatives (ABCA)

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Creating a permanent soil consolidation area on-site would be more expensive due to construction costs and increased permitting costs. This option could also limit the potential of the Site for redevelopment.

### Green and Sustainable Remediation Measures for Selected Alternative

To make the selected alternative greener, or more sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be used as a reference in this effort. The City will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with advanced emissions controls operated on ultra-low sulfur diesel. The excavation work would be conducted during the dry-weather months (summer) in order to minimize groundwater infiltration into the excavation area, in turn reducing dewatering needs and the amount of dewatering liquids requiring disposal/treatment. The number of mobilizations to the Site would be minimized and erosion control measures would be used to minimize runoff into environmentally sensitive areas. In addition, the City plans to ask bidding cleanup contractors to propose additional green remediation techniques in their response to the Request for Proposals for the cleanup contract.

---

### 3.4 Tasks Associated with the Recommended Cleanup Alternative

Construction tasks involved with Cleanup Alternative #2 include the following:

- Removal and off-site disposal of the 160 cubic yards of ACM building debris and chimney ash
- Removal of the concrete building slab to expose the underlying polluted soil
- Temporary shoring of the brook conduit below the former slab prior to excavation activities
- Excavation and temporary stockpiling of soil from an approximate depth of 0-5 feet across a 3,000-square foot area
- Off-site disposal of the impacted material at a permitted facility(s)
- Sloping and shaping the sidewalls of the excavation area consistent with regulatory permit approval conditions

## Analysis of Brownfields Cleanup Alternatives (ABCA)

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- Slope surface restoration (riprap and/or vegetation) consistent with regulatory permit conditions

Engineering tasks involved with Alternative #2 include:

- The preparation of local inland wetlands, DEEP, and USACE permit applications
- Preparation of Plans and Specification for contractor procurement
- Entering the Site into a State Voluntary Remediation Program
  - preparation and submission of a Community Relations Plan
  - community outreach and public notice
  - contractor procurement and oversight
  - confirmatory soil sampling following excavation of impacted soil
  - the preparation of a Remedial Action Report.

Attachments:

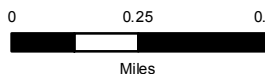
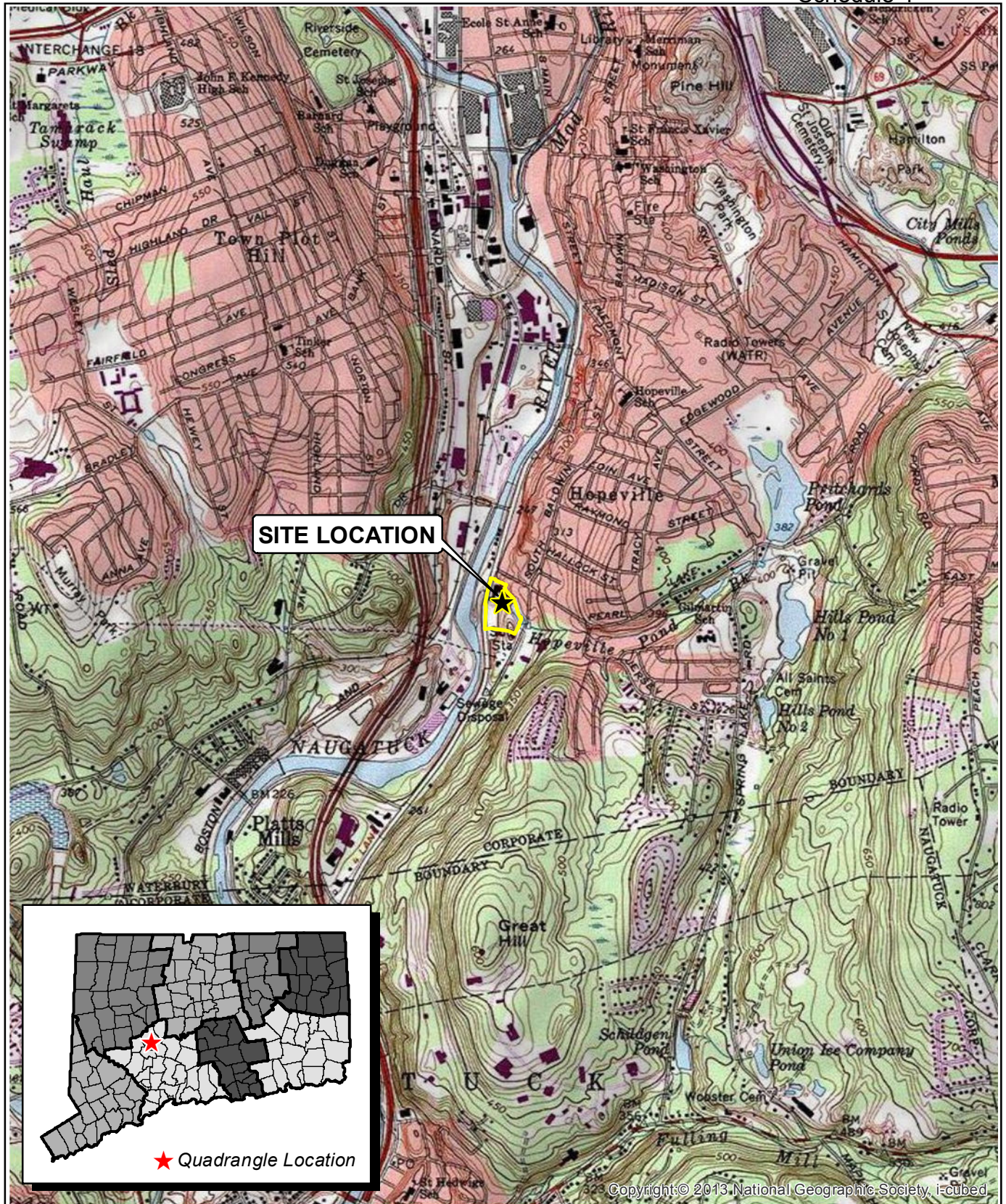
Figure 1            Site Location Map  
Figure 2            Site Plan

Attachment A      Climate Change Information & FEMA Flood Map

## Figures

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## Data Source(s):

1. Parcel boundaries - CT DEEP
  2. Basemap - National Geographic TOPO! 1:24,000-scale maps; TOPO! maps are seamless, scanned images of United States Geological Survey (USGS) paper topographic maps.
- [http://goto.arcgisonline.com/maps/USA\\_Topo\\_Maps](http://goto.arcgisonline.com/maps/USA_Topo_Maps)

Disclaimer: This map is not the product of a Professional Land Survey. It was created by Fuss & O'Neill, Inc. for general reference, informational, planning and guidance use, and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this map may require the assistance of appropriate professional services. Fuss & O'Neill, Inc. makes no warranty, express or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.

## Site Location Map 2100 South Main Street

WATERBURY

CONNECTICUT

**FUSS & O'NEILL**

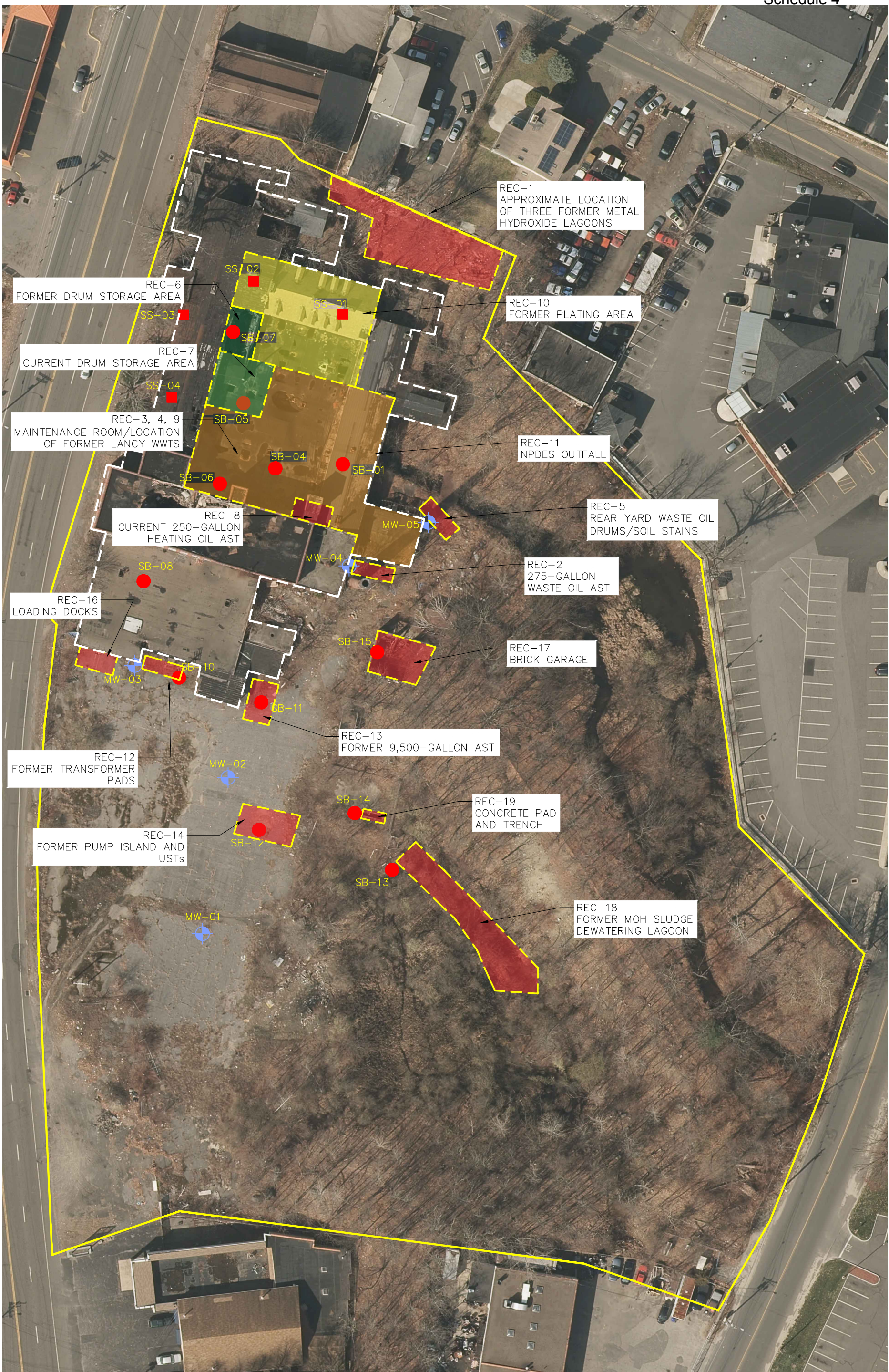
146 Hartford Road  
Manchester, CT 06040  
860.646.2469 | [www.fando.com](http://www.fando.com)

PROJ. No. 20170168.A10

DATE: NOVEMBER 2017

**FIGURE 1**





File Path: J:\DWG\2017\0168\A20\EnvironmentalPlan\Figure 2 - Site Plan.dwg Layout: 11X17-P Plotted: Wed, January 16, 2019 - 10:29 AM User: srochelt  
Plotter: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 CTB File: FO HALF.STB  
LAYER STATE: [LAYER STATE]

SCALE:	
HORIZ.:	1" = 60'
VERT.:	
DATUM:	
HORIZ.:	
VERT.:	
0 30' 60'	
GRAPHIC SCALE	



**FUSS & O'NEILL**  
146 HARTFORD ROAD  
MANCHESTER, CONNECTICUT 06040  
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WATERBURY DEVELOPMENT CORPORATION

SITE PLAN WITH SAMPLING LOCATION

2100 SOUTH MAIN STREET

WATERBURY

CONNECTICUT

PROJ. No.: 20170168.A10  
DATE: JANUARY 2019

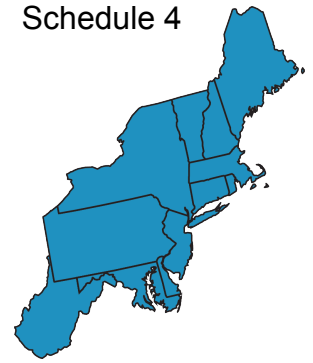
FIG-2



## Attachment A

---

### Climate Change Information and FEMA Flood Map



## Regional Climate Trends and Scenarios: The Northeast U.S.

This document provides a brief overview of the observed changes in the climate of the Northeast<sup>1</sup> United States as well as possible future climate conditions as simulated by climate models, based on two scenarios of future greenhouse gas emissions. It summarizes the much more detailed findings presented in one of nine regional and national climate descriptions created by the National Oceanic and Atmospheric Administration (NOAA) in support of the National Climate Assessment (NCA). The full Regional Climate Trends and Scenarios report is available at <http://scenarios.globalchange.gov/regions/northeast>, and should be cited as:

Kunkel, K.E., L.E. Stevens, S.E. Stevens, L. Sun, E. Janssen, D. Wuebbles, J. Rennells, A. DeGaetano, and J.G. Dobson, 2013: Regional Climate Trends and Scenarios for the U.S. National Climate Assessment. Part 1. Climate of the Northeast U.S., NOAA Technical Report NESDIS 142-1, 79 pp.

### Observed Regional Climate Trends

This section summarizes the observed climate trends of the Northeast U.S., primarily focusing on temperature and precipitation, as well as additional climate features, including heat waves, extreme precipitation, and sea level rise. These historical data are primarily from the National Weather Service's Cooperative Observer Network (COOP), which has been in operation since 1895.

#### Temperature

- Temperatures across the Northeast have generally remained above the 1901-1960 average over the last 30 years. Warming has been more pronounced during the winter and spring seasons. Trends are upward and statistically significant (at the 95% confidence level) for each season, as well as for the year as a whole.
- Since the mid-1980s there has been a general increase in freeze-free season length for the region. The last occurrence of 32°F in the spring has been happening earlier and the first occurrence of 32°F in the fall has been happening later.

#### Precipitation

- Average annual precipitation shows a clear shift towards greater amounts and more variability since 1970 (see figure). Precipitation totals in the Northeast are increasing and trends are statistically significant for fall season and for the year as a whole. However, there is no overall trend for summer.

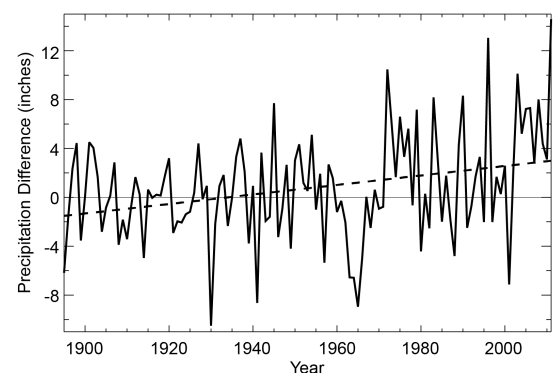
#### Extremes

- The number of cold waves in the Northeast was high early in the 20<sup>th</sup> century. However, since 1985, the frequency of cold spells has been below the long-term average. There is no overall trend in heat waves, although there have been a moderately high number of hot spells in recent years.
- There has been substantial decade-to-decade variability in the number of extreme precipitation events since about 1935. However, since 1996 the number of extreme events has been high.

#### Additional Climate Features

- Overall warming is further evidenced by later dates when ice coverage closes northeastern lakes to navigation, as well as by increases in lake surface water temperature and decreases in average snow depth.
- The rise in sea level along the Northeast coast has accelerated during the 20<sup>th</sup> century, rising by 1.2 inches per decade on average.

Difference in Mean Annual Precipitation  
for the Northeast U.S.  
(Deviations from the 1901-1960 Average)



<sup>1</sup> Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, Pennsylvania, Delaware, Maryland, West Virginia, and Washington D.C.



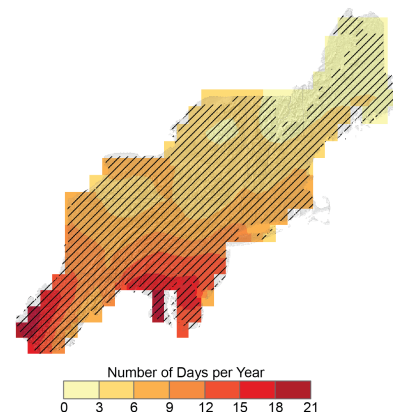
## Future Regional Climate Scenarios

This section describes simulated future climate conditions based on climate models using two emissions scenarios generated by the Intergovernmental Panel on Climate Change: the high (A2) scenario, in which emissions of heat-trapping gases continue to rise, and the low (B1) scenario, where emissions peak in the mid-21st century and decline substantially thereafter. These scenarios were chosen because they incorporate much of the range of potential future human impacts on the climate system, and are used in a large body of literature. These simulations use data from the WCRP's Coupled Model Intercomparison Project 3 (CMIP3), as well as from statistically- and dynamically-downscaled data sets, including North American Regional Climate Change Assessment Program (NARCCAP) data (for A2, mid-century only).

### Temperature

- CMIP3 models simulate a statistically-significant increase in annual mean temperature (for all future time periods and both emissions scenarios), with little spatial variation across the Northeast region.
- There is uncertainty within the range of model-simulated temperature changes, but for each model simulation, the warming is unequivocal and large compared to historical temperature variations.
- NARCCAP simulations indicate increases in the number of hot days (maximum temperature of more than 95°F) throughout the region (see figure), with the largest increases in southern and western areas.
- The number of days below freezing is simulated to decrease by 20 to 23 days across most of the region by the NARCCAP models.
- The freeze-free season is simulated by the NARCCAP models to lengthen across the region by mid-century, with increases in most areas of 3 to 4 weeks. Cooling degree days are simulated to increase throughout the region, with the largest increases occurring in southernmost areas. Heating degree days are simulated to decrease throughout the Northeast.

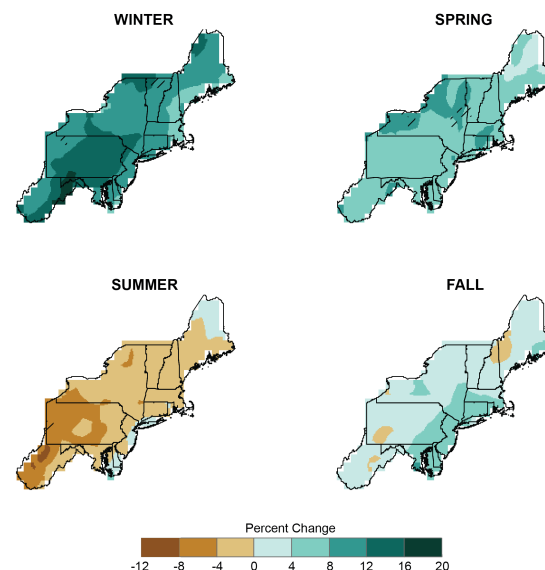
Simulated Change in the Annual Mean Number of Days Above 95°F  
(A2 Scenario, 2041-2070 minus 1980-2000)



### Precipitation

- CMIP3 models are mostly in agreement that annual mean precipitation will increase across the region under both emissions scenarios. Seasonal changes simulated by NARCCAP indicate an increase in precipitation for winter, spring, and fall, but a decrease for summer (see figure).
- The range of model-simulated precipitation changes is considerably larger than the multi-model mean change for both the high and low emissions scenarios, meaning that there is great uncertainty associated with precipitation changes in these scenarios.
- NARCCAP simulations indicate an increase in the number of wet days (precipitation exceeding 1 inch) throughout the Northeast, with the greatest increases occurring in parts of New York. These simulated increases are statistically significant in the most northern areas.
- The NARCCAP simulated change in the number of consecutive dry days (precipitation of less than 0.1 inches) is not statistically significant in any part of the region, with little change simulated over the majority of the region, and slight decreases indicated for southern areas.

Simulated Change in Seasonal Mean Precipitation  
(A2 Scenario, 2041-2070 minus 1980-2000)





# National Flood Hazard Layer FIRMette



FEMA

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth
		Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/28/2018 at 2:59:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

41°31'48.62"N



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 250 500 1,000 1,500 2,000 Feet 1:6,241.13 41°31'20.60"N 73°2'5.40"W



Memo

To: Risdon Project File

From: Zach Keith

Date: January 30, 2019

A public meeting was held yesterday at the River Baldwin Recreation Center located at 135 East Liberty Street Waterbury, CT 06706, which is ADA accessible. The meeting started at 5:05pm. Four employees from Waterbury Development Corporation, two employees from Mayor Neil M. O'Leary's office, two members of the Waterbury Parks Commission, one Department of Public Works staff, two staff members of the River Baldwin Recreation Center, one Republican American Newspaper reporter, and one member of the community attended. The Analysis for Brownfield Cleanup Alternative results were presented through PowerPoint, and Santiago Bolanos, Project Manager at Waterbury Development Corporation was present for any requested translation. No comments on the ABCA were received at the office, via email, mail, or in person. No comments were received at the public meeting.

**BUILDING WATERBURY'S FUTURE**





**1/16/2019 - Public Notice - EPA Grant 2100 South Main Street**

**PUBLIC NOTICE**

Zach Keith \* 83 Bank Street, 3<sup>rd</sup> Floor, Waterbury, CT 06702 \* (203)-346-2607 ext. 7287 \* [keith@wdconline.org](mailto:keith@wdconline.org)

The Waterbury Development Corporation (WDC) intends to submit an application to the U.S. EPA FY2019 Brownfields (Licensed Environmental Professional (LEP) engaged for the project has developed a draft Analysis of Brownfield Cleanup Waterbury Development Corporation 83 Bank Street, 3<sup>rd</sup> Floor, Waterbury, CT 06702 and online [here](#). Comments may be the point of contact above. A public meeting has been scheduled as follows: Tuesday, January 29, 2019 at 5:00pm at The

Language assistance may be requested within a reasonable timeframe and is provided at no cost to the public.

[Archives](#)

# RepublicanAmerican

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**Insertions:** 1

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**Start date:** 1/16/2019 | **Stop date:** 1/16/2019 |  
**Insertions:** 1

### PUBLIC NOTICE

Zach Kelth \* 83 Bank Street, 3rd Floor, Waterbury, CT 06702 \*  
(203) 346-2607 ext. 7287

The Waterbury Development Corporation (WDC) intends to submit an application to the U.S. EPA FY2019 Brownfields Cleanup program for remediation activities at 2100 South Main Street, Waterbury, CT 06706. The Licensed Environmental Professional (LEP) engaged for the project has developed a draft Analysis of Brownfield Cleanup Alternatives (ABCA). The draft ABCA is available for public review and written comment at Waterbury Development Corporation 83 Bank Street, 3rd Floor, Waterbury, CT 06702 and online at [wdconline.org](http://wdconline.org). Comments may be submitted through Friday, January 25 via email, via U.S. Postal Service, or via hand delivery to the point of contact above. A public meeting has been scheduled as follows: Tuesday, January 29, 2019 at 5:00pm at The River Baldwin Recreation Center 135 East Liberty Street Waterbury, CT 06706.

Language assistance may be requested within a reasonable timeframe and is provided at no cost to the public.

RA January 16, 2019

**Total Order Price: \$111.81**

**Please call or send an email by 3pm to approve or to make changes.**

**(No call back will result in your ad running as it appears on this proof.)**

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**Telephone:** 203-574-3636 ext 1165 | **Fax:** 203-754-0644



## PUBLIC NOTICE

**Zach Keith \* 83 Bank Street, 3rd Floor, Waterbury, CT 06702 \* (203) 346-2607 ext. 7287**

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**NOTICIA PÚBLICA - WATERBURY**

**Zach Keith \* 83 Bank Street, 3er piso, Waterbury, CT 06702 \*  
203-346-2607 ext. 7287 \* keith@wdconline.org**

La Corporación de Desarrollo de Waterbury (WDC, por sus siglas en inglés) tiene la intención de presentar una solicitud al programa de limpieza de Brownfields de EPA FY2019 para actividades de remediación en 2100 South Main Street, Waterbury, CT 06706. El Profesional Ambiental Autorizado (LEP) contratado para el proyecto ha desarrollado un borrador de Análisis de alternativas de limpieza Brownfield (ABCA). El borrador de ABCA está disponible para revisión pública y comentarios escritos en Waterbury Development Corporation 83 Bank Street, 3rd Floor, Waterbury, CT 06702 y en línea en [wdconline.org](http://wdconline.org). Los comentarios pueden enviarse hasta el viernes 25 de enero por correo electrónico, a través del Servicio Postal de los. Se ha programado una reunión pública de la siguiente manera: martes 29 de enero de 2019 a las 5:00 pm en el River Baldwin Recreation Center 135 East Liberty Street Waterbury, CT 06706.

La asistencia lingüística puede solicitarse dentro de un plazo razonable y se proporciona sin costo para el público.

## Risdon EPA Grant Application Meeting Sign in Sheet

Reunión de solicitud de subvención Risdon EPA Firmar en la hoja

Name/ Nombre Address/Dirección Telephone Number/Número de teléfono

Zach Keith WDC Staff Project manager

Santiago Bolanos WDC Staff (PManager)

Bob Mubwaali WDC Staff

Jim Nardozi WDC Staff

Victor Cuevas Bureau of Recreation Staff

Jessica DiBattista Bureau of Recreation Staff

William Enlay community

Mark Remce Mayor's Office

Dave Lepore Mayor's Office

Mark Lombardo City of Wtby, DPW

John Egan Wtby Parks

Thomas Pillemer Wtby park

Mike Puffer republican American Newspaper



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
 REGION 1  
 5 Post Office Square, Suite 100  
 Boston, Massachusetts 02109-3912

March 31, 2017

Risdon Company  
 Mayor Neil M. O'Leary  
 City of Waterbury  
 235 Grand Street  
 Waterbury, Connecticut 06702

BUREAU WATER MANAGEMENT  
 SITE NAME Risdon Corporation  
 ADDRESS 2100 South Main St  
 TOWN Waterbury  
 FILE TYPE Remediation

Dear Mayor O'Leary:

I am writing to inform you of a United States Environmental Protection Agency (EPA) Region 1 decision regarding the former Risdon Company site located at 2100 South Main Street in Waterbury, Connecticut (EPA Identification Number: CTD001168574.) The EPA Superfund program completed its investigation of this site on January 15, 2016 and determined that this site was not an appropriate candidate for further federal remedial action. On March 22, 2017, this site was archived (removed) from EPA's Superfund Enterprise Management System (SEMS) database.

The former Risdon Company site has been reviewed by the Superfund Site Assessment and Removal Programs, and EPA has concluded that, based upon currently available information this site should be archived from EPA's SEMS database. This action is intended to underscore EPA's finding that the property is not an appropriate candidate for inclusion on the National Priorities List (NPL or "Superfund List"), and that EPA does not anticipate taking any further action at this site. This decision does not necessarily mean that there is no hazard associated with this site; sites with archive decisions may still warrant other federal or state program action. However, the decision to archive this site does mean that it is not judged to be a candidate for NPL consideration, and that EPA considers Connecticut Department of Energy & Environmental Protection (CT DEEP) to be the lead agency overseeing the hazardous waste compliance at this site. You may contact Ms. Patricia DeRosa of the CT DEEP at (860) 424-3501 to verify the state program status of this property.

Finally, archive decisions may be changed in consultation with the State, based upon new information or substantially altered site conditions. Such significantly changed circumstances could result in a recommendation for NPL proposal at a later time. In such an instance, the property owner would be notified and the site would be returned to the SEMS database.

If you have any questions regarding this decision, I may be reached at (617) 918-1036 or Liao.Mandy@epa.gov.

Sincerely,

Manager  
 Remediation and Restoration

Patricia DeRosa, CT DEEP



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 1

5 Post Office Square, Suite 100  
Boston, Massachusetts 02109-3912

WATER PROTECTION AND LAND REUSE  
REMEDIAL DIVISION

Mr. Patrick Bowe  
Director  
Remediation Division, 2<sup>nd</sup> Floor  
Department of Energy & Environmental Protection  
79 Elm Street  
Hartford, CT 06106

AUG 29 2016

SITE NAME Risdon Corporation  
ADDRESS 2100 South Main St  
TOWN Waterbury  
FILE TYPE REM

August 23, 2016

Dear Mr. Bowe:

I am writing to inform the Connecticut Department of Energy and Environment (CT DEEP) that the Environmental Protection Agency (EPA) intends to archive the former Risdon Company site located at 2100 South Main Street in Waterbury, Connecticut (EPA Identification Number CTD001168574) from the Superfund Enterprise Management System (SEMS). The EPA Superfund program is taking this action based on a determination that the site is not a likely candidate for further federal remedial action and inclusion on the National Priorities List (NPL) pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

The site in question has previously been reviewed by the EPA Superfund Site Assessment program and EPA has concluded that, based on currently available information the site will be archived from SEMS. This action is intended to underscore EPA's finding that the property is not a candidate for inclusion on the NPL, and that EPA does not anticipate taking any further action at the site. Sites are generally included on the NPL based on a request from, and concurrence by, the state where the site is located.

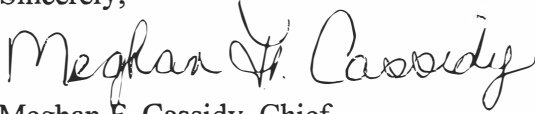
As you know, EPA archive decisions are for federal actions only and do not absolve the property owners of any responsibilities that may be required by the State of Connecticut. However, the decision to archive this site does mean that the site is judged not to be a candidate for NPL consideration, and that EPA considers CT DEEP to be the lead agency should further investigation and remediation be warranted under Connecticut statutes/regulations.

Finally, archive decisions may be changed in consultation with the state, based upon new information or substantially altered site conditions. Such significantly changed circumstances could result in a recommendation for further EPA involvement and potential inclusion on the NPL at a later time.

Once the site is archived, EPA will send a letter explaining the archive action to the property owner on record.

EPA intends to archive the site thirty (30) days from the date of this letter. Should CT DEEP object to this archive action, please notify Mandy Liao at [liao.mandy@epa.gov](mailto:liao.mandy@epa.gov). Should you have any additional questions regarding this matter, please contact me at (617)918-1357 or have your staff contact Mandy Liao at (617)918-1036.

Sincerely,

A handwritten signature in black ink, reading "Meghan F. Cassidy". The signature is fluid and cursive, with the first name "Meghan" and last name "Cassidy" clearly legible.

Meghan F. Cassidy, Chief  
Technical and Enforcement Support Section  
Office of Site Remediation and Restoration

cc: Jan Czczotka/CT DEEP  
Pat DeRosa/CT DEEP  
Mandy Liao/EPA

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/30/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name: Waterbury Development Corporation

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

061549006

\* c. Organizational DUNS:

6105484350000

d. Address:

\* Street1:

83 Bank Street

Street2:

Third Floor

\* City:

Waterbury

County/Parish:

\* State:

CT: Connecticut

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

06702-2231

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Dr.

\* First Name:

James

Middle Name:

\* Last Name:

Nardozzi

Suffix:

Title: Interim CEO

Organizational Affiliation:

\* Telephone Number:

2033462607

Fax Number:

\* Email: nardozzi@wdconline.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

X: Other (specify)

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

Municipal Development Agency

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-07

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Waterbury Development Corporation 2100 South Main Street Cleanup

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="100,000.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: